

# APPLICATION FOR MAP AMENDMENT OR TEXT CHANGE TO THE ZONING RESOLUTION OF COVENTRY TOWNSHIP, SUMMIT COUNTY, OHIO

Date 2/27/2025

Name of Applicant Larry Kane

Address of Applicant 1710 County Road 175, Jeromesville, OH 44840

Phone Number of Applicant Cell - 330-257-1786 Home - 419-368-6303

Email of Applicant Tyrepin1@aol.com

Address & Parcel # of Location of Map Change & Map Eight parcels located at or adjacent to 3142 Main Street, Akron, OH 44319. Parcel Numbers 1904557, 1904558, 1904559, 1904560, 19002295, 19002296, 19002297, and 19002298.

Name of Property Owner Larry and Terri Kane

Address of Property Owner 1710 County Road 175, Jeromesville, OH 44840

Email of Property Owner Tyrepin1@aol.com

Present Zoning and Use of Property B-2 Limited Local Business, Marathon gas station (Parcel Numbers 19002295, 19002296, 19002297, and 19002298) and R-2 Residence, duplex (Parcel Numbers 1904557, 1904558, 1904559, 1904560)

Proposed Zoning and Use of Property B-3 General/Regional Business, gas station and convenience store

List all Contiguous Property Owners & Addresses (Use additional space if needed)

See attached list

Section of Code to Be Revised (if applicable) n/a

Reasoning For Request (Use additional space if needed) see attached letter

Signature of Applicant



Signature of Landowner (or Contract to Purchase)

Date Submitted to Coventry Township 1/6/2025, revised 2/27/2025

Date of Fee Paid to Coventry Township (\$1,000.00) 1/6/2025

Receipt Number: 751689

Date of Initial Zoning Commission Hearing Forwarded to Summit County Planning Commission on 2/18/2025

For the property of 17-21 Wymore Ave, Akron, OH 44319, we would like to have all 4 parcels (19-02295, 19-02296, 19-02297 & 19-02298) combined with the 4 parcels to 3142 S. Main St so they are combined into 1 parcel.

At that time, we would like to raze the duplex at 17-21 Wymore Ave and the Convenience store at 3142 S Main St. and rebuild a new store approximately 4000 to 5000 sq ft. This new store would offer Champs Chicken hot foods which would require hiring about 5 new employees.

We have attached two elevation pictures of our renovated stores located at 910 Main St., Ashland, OH and also 655 US Rte 250, Ashland, OH which we would keep the same design profile.

Finally attached is an aerial view of the 8 parcel lots that would be included in this project.

Thank you.

Larry & Terri Kane

List of Contiguous Property Owners:

Renee Sue Martin

24 Portage Lakes Dr., Akron, OH 44319

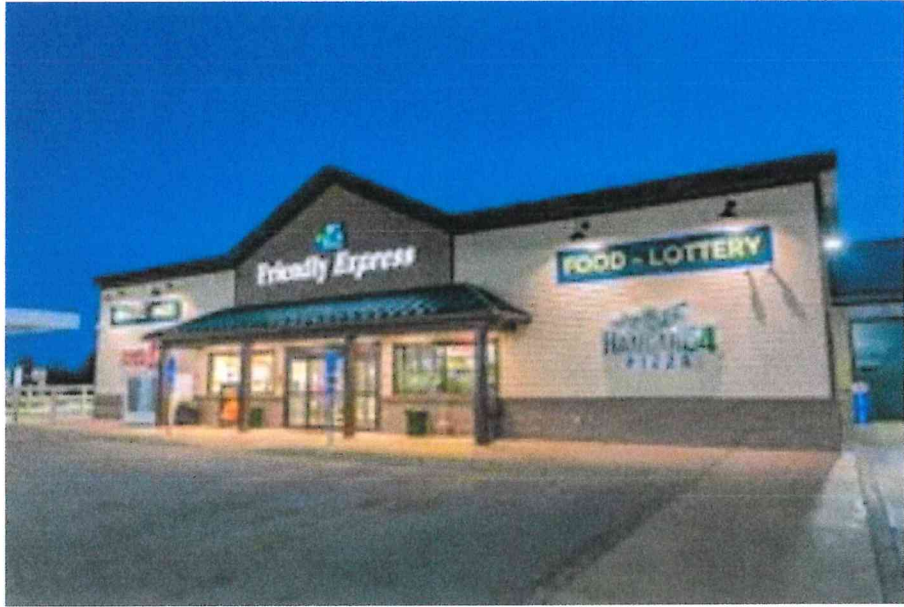
Maryann Cooper – John McCafferty

33 Wymore Ave, Akron, OH 44319

HVRFCF LIC

Shane A Griffiths – Timothy Griffiths

33 Wymore Ave, Akron, OH 44319







# 3142 Main St.



2/5/2025, 11:15:42 AM

Parcels  
Jurisdictions

1:617  
0 0 0.01 0.01 mi  
0 0.01 0.01 0.02 km



# COVENTRY TOWNSHIP ZONING DEPARTMENT

**Rob Henwood, Zoning Inspector**

68 Portage Lakes Drive, Akron, Ohio 44319 Phone: 330-644-0785 Ext. 695

Email: [r.henwood@coventrytownship.com](mailto:r.henwood@coventrytownship.com)

May 10, 2025

This letter is to inform you that a neighboring property has submitted a zoning map amendment/rezoning application to the Zoning Commission (ZC) . This is a public hearing and you are welcome to attend; however, your attendance is not required.

The public hearing will be held on Tuesday, May 20, 2025, at 6:00 PM at the Coventry Township Community Center, 335 E Willowview Drive, Akron, Ohio 44319.

The ZC will review the application for a change in the zoning districts for property containing eight parcels located at or adjacent to 3142 Main Street, Akron, OH 44319. Four of the parcels, Parcel Numbers 1904557, 1904558, 1904559, and 1904560, contain 0.4953 acres of land and are currently zoned B-2 Local Business District. The remaining four parcels, Parcel Numbers 19002295, 19002296, 19002297, and 19002298, contain 0.3995 acres of land and are currently zoned R-2 Residence District. The request is to change the zoning districts on all of the parcels to B-3 General/Regional Business District.

The full text and drawings of the proposed zoning map amendment request is available for public viewing in the Coventry Township Zoning Office, from 8:30 am to 4:30 pm Monday through Friday, at 68 Portage Lakes Drive, Coventry Township, Ohio 44319. You must contact the Coventry Township Zoning Office at 330-644-0785 ext. 695 or [r.henwood@coventrytownship.com](mailto:r.henwood@coventrytownship.com) to make other arrangements to view the plans or learn more about the variance.

Sincerely,

Rob Henwood, AICP  
Zoning Inspector  
Coventry Township



ownernme1	pstladdress	pstlcity__pstlstate__pstlzip5
CR3168 PROPERTIES LLC ,	262 WOLCOTT RD ,	AKRON , OH 44313
CR 3184 PROPERTIES LLC ,	262 WOLCOTT RD ,	AKRON , OH 44313
MARTIN RENEE S ,	24 PORTAGE LAKES DR ,	AKRON , OH 44319
HVRFCF LLC ,	PO BOX 627 ,	AKRON , OH 44309
NEMUNAITIS MELISSA ,	27 WEIL AVE ,	AKRON , OH 44319
BEST SHERYL ,	28 PORTAGE LAKES DR ,	COVENTRY TOWNSHIP , OH 44319
MACS CONVENIENCE STORES LLC ,	ATTN MARY ANN REED P O BOX 347 ,	COLUMBUS , IN 47201
COOPER ROBERT A JR ,	30 WYMORE AVE ,	AKRON , OH 44319
GOULET JUSTIN ,	37 WHITEFRIARS DR ,	COVENTRY TOWNSHIP , OH 44319
DIVERSIFIED PRODUCTION LLC ,	101 MCQUISTON DRIVE ,	JACKSON CENTER , PA 16133
FELTRUP MEGAN ,	32 WYMORE AVE ,	AKRON , OH 44319
CITY OF AKRON ,	166 S HIGH ST #508 ,	AKRON , OH 44308